

AMENDED
ORDINANCE NUMBER 2005-01

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA, AMENDING, REVISING, AND REPLACING IDENTIFIED PORTIONS OF THE FUTURE LAND USE ELEMENT, TRAFFIC ELEMENT AND CONSERVATION ELEMENT AS IDENTIFIED IN ORDINANCE NUMBER 95-30, THE ADOPTION ORDINANCE FOR THE WAKULLA COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON NOVEMBER 30, 1995 AND AMENDING THE FUTURE LAND USE ELEMENT TO MODIFY POLICIES 1.2.9 AND 1.2.9.1 ENTITLED NORTHEAST WAKULLA COUNTY SUSTAINABLE COMMUNITY; AMENDING THE TRAFFIC ELEMENT TO ADD POLICIES 1.5 AND 1.6; AND AMENDING THE CONSERVATION ELEMENT TO ADD POLICY 5.7 PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wakulla County Board of County Commissioners is empowered to adopt Ordinances pursuant to Chapter 125, Florida Statutes; and

WHEREAS, Sections 163.3164 through 163.3245, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the Wakulla County Board of County Commissioners to adopt a comprehensive plan; and

WHEREAS, the Wakulla County Board of County Commissioners held an adoption hearing on October 6, 2003, and by Ordinance No. 2003-23, forwarded proposed changes to the future land use map and text of the Comprehensive Plan to the Department of Community Affairs, in its role as the state land planning agency, and requested review; and

WHEREAS, the Department of Community Affairs, issued its Statement and Notice of Intent regarding Ordinance No. 2003-23, on or about November 26, 2003, finding the plan amendment not in compliance; and

WHEREAS, the Department of Community Affairs initiated formal administrative proceedings which were settled by Stipulated Settlement Agreement approved by the Wakulla County Board of County Commissioners on December 6, 2004; and

WHEREAS, the Stipulated Settlement Agreement required the Wakulla County Board of County Commissioners consider a Remedial Amendment; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on January 3, 2005, the Wakulla County Board of County Commissioners held a public hearing with due public notice provided and advertised in the Wakulla News, on the proposed Remedial Amendment and considered all oral and written comments received during the public hearings, including the data collection and analyses packages, the Wakulla County Planning Commission recommendations, the ORC report from the Department of Community Affairs, and the Stipulated Settlement Agreement; and

WHEREAS, in exercise of its statutory authority, the Wakulla County Board of County Commissioners has determined it necessary and desirable to adopt the Remedial Amendment to further preserve and enhance present advantages; encourage the most appropriate use of land, water, and natural resources consistent with public interest; overcome present handicaps; and deal effectively and efficiently with future growth and problems that may result from the use and development of land within Wakulla County, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Scope of Amendments

The Wakulla County Comprehensive Growth Management Plan (Plan) shall be amended as follows:

- (1) **Future Land Use Element:**
 - Policy 1.2.9 Sustainable Community,
 - Policy 1.2.9.1 Northeast Wakulla County Sustainable Community,
- (2) **Traffic Element**
 - Policy 1.5 and 1.6 Transit/Transportation Demand Management,
- (3) **Conservation Element**
 - Policy 5.7 Groundwater and Sinkhole Protection

a). A copy of the Remedial Amendment is attached hereto and incorporated herein by reference.

Section 2. Effective Date

The effective date of the above described amendments shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance with Paragraph 163.3184(1)(b), Florida Statutes, whichever occurs earlier.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Wakulla County Board of County Commissioners on this 3rd Day of January, 2005.

BY: Maxie Lawhon
Honorable Maxie Lawhon, Chairman
Wakulla County Board of County
Commissioners

ATTEST: Brent X. Thurmond
Honorable Brent X. Thurmond
Clerk of the Circuit Court



APPROVED AS TO FORM:

Ronald A. Mowrey, Esquire
Ronald A. Mowrey, Esquire
Wakulla County Attorney

Donnie Sparkman, Director, Community Development Department

October 22nd changes are in Bold Underline and are found on pages 11 and 13. August 31th draft changes are in ~~double strikethrough~~ and double underline format and are found on pages 5,7,8,9,12 and 13.

Because of the extensive proposed changes to FLUE Policies 1.2.9 and 1.2.9.1 from the original language, they are shown as completely struck through revised underlined policy language following. New Comprehensive Plan Policies established are Transportation Policies 1.5 and 1.6, Conservation Policy 5.7 and Future Land Use Policy 1.2.11.

Future Land Use Policy 1.2.9

Policy 1.2.9: Sustainable Community

~~(1) Description—This mixed use designation promotes the creation of self-contained new communities in unincorporated Wakulla County. The designation provides for a mix of land uses which address the social, environmental, economic, and infrastructure needs of the county into the next century. Distinguishable features of a Sustainable Community may include pedestrian and bicycle trails; public transit and alternative transportation modes; public open spaces; nature parks; conservation areas; environmental preserves and greenway linkages; facilities for public and higher education; police and fire protection services; building energy efficiency; crime prevention through environmental design (CPTED); affordable housing; and commercial and light industrial areas located in proximity to residential areas. The designation of Sustainable Community shall be applied by Wakulla County to further six broad principles of sustainability;~~

- ~~* Restoring key ecosystems;~~
- ~~* Achieving a more clean, healthy environment;~~
- ~~* Limiting urban sprawl;~~
- ~~* Protecting wildlife and natural areas;~~
- ~~* Advancing the efficient use of land and other resources;~~
- ~~* Creating quality communities and jobs;~~
- ~~* Minimizing external traffic impacts and maximizing internal capture rates.~~

~~A Sustainable Community is a development that will not customarily be built out within less than a ten (10) year planning time frame. During this period, long-term sustainable development patterns will be promoted, as outlined in best Development Practices (DCA, March 1997) and Pedestrian and Transit Friendly Designs (FDOT March 1996).~~

~~(2) Permitted/Prohibited Uses~~

- ~~(a) This is a mixed use designation in which suburban or exurban residential is the predominant use. Various types of residential and non-residential uses may be permitted at intensities consistent with the community character and the natural environment. Heavy industrial use and similarly incompatible uses shall be prohibited. This mixed use~~

designation is generally appropriate in areas where there are crossroads with good access near which development should be concentrated, such as in the county's Enterprise Zones and urban service areas, where central sewer and water exist.

~~(b) Agricultural and forestry activities which produce odors or rely on unrestricted applications of pesticides or other similar materials shall be limited in proximity to residential areas.~~

~~(c) Public land uses, including schools, may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code.~~

~~(3) Density/Intensity Limitations~~

~~(a) In areas outside the coastal high hazard area, residential development may be permitted at a maximum allocated density of sixteen (16) units per acre, but the total residential development shall not exceed 75 percent of the overall land area.~~

~~(b) Within the coastal high hazard area, residential development shall be permitted at densities not to exceed four (4) units per acre in areas where central water and sewer (including package plants) are available.~~

~~(c) Non-residential development shall be allowed at a maximum floor area ratio (FAR) of 0.5 where central water and sewer are available, unless a substantial amount of public open space has been set aside. If substantial public open spaces have been designated within the community, non-residential development may be permitted with a maximum FAR of 0.7 where central water and sewer are available.~~

~~(d) Combined commercial and light industrial use shall be limited to a maximum of thirty five (35) percent of the total land area and overall non-residential use shall not exceed fifty (50) percent of the total land area.~~

~~(4) Special Development Standards~~

~~(a) Properties in the Sustainable Community designation may only be developed or redeveloped after being rezoned to Planned Unit Development (PUD). The Land Use Plan for each PUD within the community shall identify all land uses, infrastructure, open space, recreational and common areas, phasing, alternate transportation modes, and environmental features and constraints.~~

~~(b) Concurrency exceptions or alternative LOS measures to areas in the Sustainable Community may be permitted through the use of techniques consistent with Florida Statute 163.~~

- ~~(c) Non-residential land uses may be permitted if the proposed use is not harmful to or inconsistent with sustainable land use purposes.~~
 - ~~(d) Non-residential development should be clustered to provide open spaces and buffers and shall be subject to review and approval pursuant to the review procedures identified in the Land Development Code.~~
 - ~~(e) Non-residential development of structures over five thousand (5,000) gross square feet in area shall meet fire flow concurrency pursuant to the County Land Development Code.~~
 - ~~(f) Commercial uses located along principal arteries shall be set back sufficiently to accommodate future right-of-way as identified in the Traffic Circulation Element.~~
 - ~~(g) Significant environmental areas such as wetlands shall be conserved in their natural state. These areas may be deeded to non-profit organizations for preservation and conservation, ownership may be public, or made subject to deed restrictions. Where alteration is necessary, appropriate mitigation will be required.~~
-
- ~~(h) Where areas exist which are habitat for threatened or endangered species, contain isolated wetlands, or where lands are set aside as open spaces, the density of residential use shall be maintained, as addressed by transfer of development rights in the Land Development Code.~~
 - ~~(i) Preference should be given to preservation of quality native vegetation as landscaping in non-residential areas, rather than clearing and replanting.~~
 - ~~(j) Native trees must be conserved in accordance with the designation and criteria in the Land Development Code.~~
 - ~~(k) The construction of all buildings should be in compliance with the Florida Energy Efficiency Code and each developer must conference with Wakulla County's staff to discuss energy consumption reduction.~~

(1) Description - This mixed use designation promotes the creation of self-contained new communities in unincorporated Wakulla County. The designation provides for an integrated mix of land uses which address the social, environmental, economic, and infrastructure needs of the county into the next century. Distinguishable features of a Sustainable Community may include pedestrian and bicycle trails; public transit and alternative transportation modes; public open spaces; nature parks, conservation areas, environmental preserves and greenway linkages; facilities for public and higher education; police and fire protection services; building energy efficiency; crime prevention through environmental design (CPTED); affordable housing; and commercial and light industrial areas located in proximity to residential areas. The designation

of Sustainable Community shall be applied by Wakulla County to further eight broad principles of sustainability:

Attachment # 2
Page 7 of 18

- Restoring key ecosystems;
- Achieving a more clean, healthy environment;
- Limiting urban sprawl;
- Protecting wildlife and natural areas;
- Protecting natural groundwater resources and aquifer recharge areas
- Advancing the efficient use of land and other resources;
- Creating quality communities and jobs;
- Minimizing external traffic impacts and maximizing internal capture rates.

A Sustainable Community is a development that will not customarily be built-out within less than a ten (10) year planning time frame. During this period, long-term sustainable development patterns will be promoted, as outlined in best Development Practices (DCA, March 1997) and Pedestrian and Transit Friendly Designs (FDOT March 1996 as updated).

(2) Permitted/Prohibited Uses

- (a) This is a mixed use designation in which suburban or exurban residential is the predominant use. Various types of residential and non-residential uses may be permitted at intensities consistent with the community character and the natural environment. Heavy industrial use and similarly incompatible uses shall be prohibited. This mixed-use designation is generally appropriate in areas where there are crossroads with good access near which development should be concentrated, such as in the county's Enterprise Zones and urban service areas, where central sewer and water exist.
- (b) Agricultural and forestry activities that produce odors or rely on unrestricted applications of pesticides or other similar materials shall be limited in proximity to residential areas.
- (c) Disposal of residual solids from wastewater treatment or septic tanks shall be prohibited if odors would adversely affect the use of adjacent properties, or leeching would increase levels of nitrogen or phosphorus in ground or surface waters.
- (d) Public land uses, including schools, may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code.

(3) Density/Intensity Limitations

- (a) Sustainable Community designations shall only be applied to areas of sufficient size to ensure that meaningful scale and mixture of use is achieved.

- (b) Residential development outside the coastal high hazard area may be permitted at a density of 10 dwelling units per acre.
- (c) Residential Development within the coastal high-hazard area, shall be permitted at densities not to exceed four (4) units per acre in areas where central water and sewer (including package plants) are available. However, a Sustainable Community Designation may not be approved within the coastal high-hazard area if it would result in an increase in residential development potential.
- (d) Non-residential development shall be allowed at a maximum floor-area ratio (FAR) of 0.5 where central water and sewer are available.
- (e) Each Development shall contain the following percentage distribution of mix of uses:

Land Use Category	Density/Intensity	Distribution of Mix Min. - Maximum %
Residential	10 du/acre*	40%-48%
Commercial (Retail/Office)	.5 FAR	7%-12%
Industrial	.5 FAR	0-15%
Open Space**	N/A	Minimum of 45%
<p>*Exempt within Coastal High Hazard Areas</p> <p>**Open Space: Within the Sustainable Community land use category, open space is intended to consist of naturally vegetated areas, and natural resource features such as wetlands, streams, habitats, and karst features. Passive uses including nature trails, bike/pedestrian trails, and habitat observation areas shall be allowed. Residential and non-residential uses including yards for such development shall be prohibited within areas designated as open space, with the exception of structures for the care, habitation and for management and maintenance of the areas.</p>		

- (f) Each development shall ensure that the ratio of non-residential development providing job potential is approximately 1.5 jobs to 1 residential unit calculated based on the assumptions that commercial/retail and industrial result in approximately 1 job per 500 square feet, office results in approximately 1 job per 200 square feet and the average household size is approximately 2.57 persons; with an acceptable range of 1.0 -1.7 to 1. The housing provided should include opportunities for a range of units affordable based on income wages earned associated with the provided non-residential uses.
- (4) Properties may only be developed or redeveloped after being rezoned to Planned Unit Development (PUD). The overall area of any Sustainable Community Designation shall be subject to a unified PUD zoning district. The Land Use Plan for each PUD shall identify all land uses, infrastructure, open space, recreational and common areas, phasing, alternate transportation modes, and environmental features and constraints. At the time of the initial PUD approval all common open space within the sustainable community shall be encumbered with a conservation easement. The Land Development Regulations shall be

amended to address native plant species utilization, and requirements for identification and consideration of specific site characteristics.

Attachment # 2
Page 9 of 18

(5) Special Development Standards

- (a) Concurrency exceptions or alternative LOS measures may be permitted through the use of techniques consistent with Chapter 163, Part II, Florida Statutes. An amendment to the comprehensive plan is necessary to establish a concurrency exemption or alternative LOS measure.
- (b) Non-residential land uses may be permitted if the proposed use is not harmful to or inconsistent with the principles of sustainability set forth in Policy 1.2.9(1).
- (c) Non-residential development should be clustered to provide open spaces and buffers and shall be subject to review and approval pursuant to the review procedures identified in the Land Development Code.
- (d) Non-residential development of structures over 5,000 gross square feet in area shall meet fire flow concurrency pursuant to the Land Development Code.
- (e) Commercial uses located along principal arteries shall be set back sufficiently to accommodate future right-of-way as identified in the Traffic Circulation Element and buffer zones as specified by the Land Development Code.
- (f) Significant environmental areas such as wetlands and listed species habitat shall be conserved in their natural state. These areas may be deeded to non-profit organizations for preservation and conservation. Ownership may be public or made subject to deed restrictions. Where alteration cannot be avoided appropriate mitigation shall be required.
- (g) Where areas exist which are habitat for state and federally listed species or locally significant ecological communities, contain isolated wetlands, or where lands are set aside as open spaces, the density of residential use shall be maintained, as addressed by transfer of development rights in the Land Development Code. Open space shall be planned to maximize connectivity among habitats, to maintain separations between urban and suburban areas, and rural areas, to minimize sprawl, to connect other open space, park or greenway corridors within and adjacent to the Sustainable Community, and to preserve viability of existing biological communities. Open space networks shall be identified and mapped. To the maximum extent possible, open space will be connected to existing public protected areas, existing conservation areas, and riparian or coastal buffers to establish and maintain large unfragmented areas of open space. Within the development, open space shall be contiguous, and shall maintain connectivity, to the maximum extent possible, with adjacent open space.
- (h) Preference shall be given to preservation of quality native vegetation as landscaping in non-residential areas, rather than clearing and replanting.

- (i) Native trees shall be conserved in accordance with the designation and criteria in the Land Development Code.
- (j) The construction of all buildings shall be in compliance with the Florida Energy Efficiency Code and each developer must conference with County staff to discuss energy consumption reduction.
- (k) Each development shall be supported by a needs analysis on a County-wide basis that assesses the current and future land use needs for both residential and non-residential uses.
- (l) Each development shall prepare a Stormwater Management Plan and demonstrate that the cumulative impacts of development result in no net increase in nutrient loading for nitrates. If located within the Wakulla Springs Contribution Area as defined in exhibit B.1 or where there are special features such as high aquifer recharge areas, karst features, and sink holes, the development shall include a Stormwater Management Plan with special provisions to address these features.
- (m) Each development shall participate in the Transit/TDM plan required by Transportation Policy (TCE policy) 1.5., shall be designed to result in a minimum internal capture rate of 15% for trips, and shall make provisions for implementing Transit/TDM measures. The Transit/TDM measures shall include, but not be limited to, provision of on-site park and ride facilities, implementation of measures identified in the Transit/TDM plan when developed, and incorporation of pedestrian and transit friendly design consideration.
- (n) Each development shall be designed to incorporate an overall pedestrian/bikeway network which links open space, residential and non-residential development within the Sustainable Community, as well as connecting to other open space, and bike and pedestrian facilities off-site when feasible.
- (o) Each sustainable development shall reduce water usage by implementing water conservation measures and requiring water flow reduction devices.
- (p) A Landscape Management Plan shall be required as a pre-requisite for approval of PUDs within the Sustainable Community land use category. The Landscape Management Plan shall minimize use of maintained turf, require predominant use of native vegetation, minimize the need for irrigation, fertilization, and chemical applications, provide for property owner education, implementation and enforcement, and identify management practices to be implemented including maintenance responsibilities and any conservation easement requirements applying to open space.
- (q) Each development shall be phased and monitored to ensure compliance with the adopted roadway levels of service as implemented through the Wakulla County concurrency management process. In addition, fair share mitigation of transportation impacts shall be provided to a local government whose jurisdictional boundaries are within two miles of a Sustainable Community Designation.

(6) Administration

In recognition of the complexity of the Sustainable Community Designation the developer shall be required as a condition of the unified Planned Unit Development to provide an annual report to Wakulla County which addresses development which has occurred within the previous year, development anticipated in the upcoming year and compliance with the requirements identified herein. When requesting development permits the applicant shall demonstrate to the satisfaction of Wakulla County that all applicable requirements have been met.

Future Land Use Policy 1.2.9

1.2.9.1: Northeast Wakulla County Sustainable Community

The 606+/- acres designated as Sustainable Community by Ordinance No. _____ shall be subject to the following limitations and standards:

- a. ~~Densities and Intensities of Development shall not exceed:~~
 - 1. ~~1,000 single family units;~~
 - 2. ~~250 multi family units;~~
 - 3. ~~300,000 square feet of commercial space; and~~
 - 4. ~~200,000 square feet of office space.~~
- b. ~~A school site of not less than 40 acres shall be provided~~
- c. ~~Sewage treatment facilities to serve this site shall be designed and constructed to Advanced Wastewater Treatment standards, including water re use;~~
- d. ~~Use of roadside curbs and gutters shall be discouraged, and grassed roadside swales required where safety considerations allow. Sidewalks where appropriate shall be only on one side of the street. Integrated pest management and best management practices for fertilization shall be followed.~~
- e. ~~Covenants and restrictions, site plan provisions, and a Landscape Management Plan, shall require best management practices and performance standards to limit impervious surfaces and turf grass areas, protection of natural vegetation, and promote the use of pervious parking areas. Rooftop drainage shall be directed to vegetated areas and swales, and away from paved surfaces. Covenants and restrictions for residential development shall contain the following provision:~~
 - ~~All lot owners shall employ the principles and practices of the Florida Yards and Neighborhoods Program. All lot owners are encouraged to create a landscape plan that uses vegetation as close to the natural vegetation type normally found in the area as possible. Use of Xeriscape Methodology to assist with water conservation is required. The use of guttering is required to capture water draining from dwellings, and downspouts shall direct the flow into appropriate vegetated areas for absorption and vegetative filtration.~~
- f. ~~A Stormwater Management Plan shall be required, in accordance with the criteria of the St. Johns River Water Management District.~~
- g. ~~Parks, preserves and open space shall be managed where soils permit for maintenance and creation of historic Wakulla Sand Hills habitat.~~

(1) Development: The 606+/- acres designated as Sustainable Community by Ordinance No. 2003-23 and Ordinance No. 2004- shall be subject to the following limitations and standards:

- (a) ~~The Northeast Wakulla County Sustainable Community shall be required to submit a unified Planned Unit Development master plan addressing the overall area of the designation consistent with this section and shall be required to be consistent with the general requirements of the Sustainable Community land use category Policy 1.2.9. The Northeast Wakulla County Sustainable Community PUD(s) shall include master planning to facilitate a community design at buildout that provides for and encourages the internalization of vehicular traffic, provides for a comprehensive system of pedestrian and bicycle ways, and provides interconnected undisturbed open space areas. Open space areas shall be shown as part of the overall PUD(s) master plan(s).~~

Formatted: Bullets and Numbering

- (b) The Sustainable Community shall be limited to the following maximum levels of development that includes the following phases and thresholds as specified below and is based on the availability of adequate public facilities and services at the locally adopted levels of service. Each stage of development is required to be reviewed and submitted in its entirety and shall be designed to function as an inter-related mix with all previously completed stages including the initial phase.

Formatted: Bullets and Numbering

650 single-family units;
150 multi-family units;
350,000 square feet of retail/commercial space; and
100,000 square feet of office space.

1. An initial level shall consist of:

300 single-family units;
50 multi-family units;
157,500 square feet of retail/commercial; and
42,000 square feet of office

2. Subsequent to build-out of the first phase as outlined above, an additional 100 single-family units (for a total of 400 single-family units), 45,000 square feet of retail/commercial (for a total of 202,500 square feet) and 12,000 square feet of office (for a total of 54,000 square feet) shall be allowed subsequent to demonstration by the developer to Wakulla County that adequate public facilities and services at the locally adopted levels of service are available, and that the following criteria have been met that:

- a) Retail/commercial development in the amount of 157,500 sf and office development in the amount of 42,000 sf (or an equivalent combination of commercial/retail and office resulting in identical job creation) have been completed and occupied. Development created in Opportunity Park may be applied to this requirement but cannot count towards more than the equivalent of

20,000 sf of office or 71,000 sf of retail/commercial (equal to 45% of the required levels of the non-residential development);

- b) Based on a nitrate loading study, performed by a licensed professional using professionally acceptable methodology approved by the NFWFMD and the DEP, the cumulative development, including the initial level of development set forth in Policy 1.2.9.1.(b)(1) and the additional level of development set forth in Policy 1.2.9.1.(b)(2), will result in no net increase in nutrient loading to groundwater; and
 - c) Adequate public facilities and services are available at the locally adopted level of service. Additionally, for transportation, demonstration of participation in the County Transit/TDM program. The Developer shall demonstrate to Wakulla County that the first phase of the development results in a minimum of 15% internal vehicular capture during the pm peak hour for new trips associated with the mix of land uses proposed. The provision of a comprehensive system of interconnected pedestrian and bicycle ways shall reduce the required internal vehicular trip capture rate requirement to 10%.
3. Subsequent to build-out of the first and second phases as outlined above, an additional 250 single-family units (for a total of 650 units), 100 multi-family units (for a total of 150 units), 147,500 sf of commercial/retail (for a total of 350,000 square feet) and 46,000 sf of office (for a total of 100,000 square feet) shall be allowed pursuant to the demonstration of the following:
- a) Compliance with requirements in 1.2.9.1(2) (a-c);
 - b) Retail/commercial sf of 200,000 and office sf of 54,000 (or an equivalent combination of commercial/retail and office resulting in identical job creation) have been completed and occupied. Development within Opportunity Park may contribute up to 50% of these square footage requirements;
 - c) Based on a nitrate loading study, performed by a licensed professional using professionally acceptable methodology approved by the NFWFMD and the DEP, development at the maximum level specified in 1.2.9.1.(b) will result in no net increase in nutrient loading to groundwater. The study can take into account specific on-site activities or compensatory reduction off-site through the expansion of AWT service;
 - d) Adequate public facilities and services are provided at the adopted level of service including identification and scheduling of any needed roadway improvements to address deficiencies in the SR 363 (Woodville Highway) Corridor in both Leon and Wakulla County. Demonstration of participation in the County Transit/TDM program and a minimum of 15% internal vehicular trip capture for the development is also maintained. The provision of a comprehensive system of interconnected pedestrian and bicycle ways shall reduce the required internal vehicular trip capture rate requirement to 10%; and

- e) Completion of the County needs analysis required in Future Land Use Element Policy 1.2.11.

(c) A school site of not less than 40 acres shall be provided.

(d) Sanitary Sewer: Sewage treatment facilities to serve this site shall be designed and constructed to Advanced Wastewater Treatment (AWT) standards, including water re-use;

Formatted: Bullets and Numbering

1. Prior to any development, the wastewater treatment facility and associated spray field shall be upgraded to provide 600,000 gallons per day of AWT capacity. It shall be upgraded and designed to use wastewater re-use as the primary means of effluent disposal contingent on available demand. All development within this "Sustainable Community" shall be served by the central wastewater treatment facility at a treatment level of AWT. At no time shall development within this "Sustainable Community" be served by on-site systems or at a treatment level less than AWT.
2. No rapid infiltration basins shall be utilized for effluent disposal.
3. Water reuse, defined as treated, recycled effluent from the AWT plant, shall be used for this Sustainable Community. At the time the on-site wastewater infrastructure is constructed the water reuse infrastructure (defined as all piping necessary to serve all development within this Sustainable Community with recycled water from the AWT plant) shall also be constructed. All development within the Sustainable Community shall be required to implement water re-use. All common areas that require watering shall incorporate water reuse.

(e) Stormwater measures shall include the following:

Formatted: Bullets and Numbering

1. Specific facilities:

- a) Roadside swales shall be required in lieu of curb and gutter for all streets excluding SR 363 (Woodville Highway) and Commerce Boulevard.
- b) Rooftop drainage shall be directed to vegetated areas and swales, and away from impervious surfaces;
- c) Commercial/retail and office land uses within this Sustainable Community shall utilize pervious pavement for parking lots and be maintained properly. Alternative materials may be used in limited areas with extreme load bearing such as delivery and loading areas and high traffic areas such as entrances and exitways where it can be demonstrated that pervious applications are not feasible or appropriate.
- d) A Stormwater Management Plan shall be required, and must be in accordance with the karst criteria of the St. Johns River Water Management District. As part of the required Stormwater Management Plan, a hydrologic balance analysis must be provided to demonstrate that post-development stormwater impacts will not

exceed pre-development stormwater impacts. Post-development stormwater quality and quantity must equal pre-development stormwater quality and quantity.

- e) Integrated pest management and best management practices for fertilization shall be followed and mechanisms for enforcement of such practices shall be developed and implemented.

(f) A minimum of four groundwater monitoring wells shall be established within this Sustainable Community to document groundwater trends and impacts, and to ensure that best management practices being used are protecting groundwater resources. Two wells should be upgradient and two wells down gradient. Prior to any on-site development activities (including grading and movement of soils) the developer shall gather samples to establish pre-development (background) water quality conditions. Sampling shall be performed semi-annually and the results provided to the NFWFMD, DEP and DCA within 30 days of sampling. Sampling parameters shall include but not be limited to nitrogen and phosphorus series and total suspended solids. If the monitoring indicates a degradation in water quality based on the established statistical criteria as directed by NFWFMD and DEP, no further development shall be permitted until the developer implements corrective actions that alleviate the identified water quality issue(s).

Formatted: Bullets and Numbering

(g) Open Space: This Sustainable Community shall maintain a minimum of 45% of the gross land area as common open space, as defined in Policy 1.2.9(3)(e). Such open space shall be designated on the unified Planned Unit Development master plan and recorded on the plat. Prior to the first building permit At the time of the initial PUD approval all common open space within the overall Sustainable Community Designation shall be encumbered by a conservation easement. The primary purposes of open space include permanent protection of land so that it will function naturally for recharge, reduction of maintained landscape surface area, reduction of nutrient inputs and water withdrawals from the aquifer, provision of wildlife habitat, and protection of groundwater quality. The open space shall include any karst features on-site. The open space shall consider the NFWFMD watershed management priorities and the FNAI Integrated Habitat Rankings and, where possible, maintain linkages.

Formatted: Bullets and Numbering

(h) Covenants and restrictions and site plan provisions shall include the following:

Formatted: Bullets and Numbering

1. Parcel Coverage:

- a) for residential, the development shall require that 50% of the gross acreage of the individual parcel (square footage) be left in predevelopment native vegetation or if replanting is needed a variety of appropriate native vegetation may be used; and
- b) for non-residential, the development shall require that 35% of the gross acreage of the individual parcel (square footage) be left in predevelopment native vegetation or if replanting is needed a variety of appropriate native vegetation may be used.

2. Clearing: To ensure the protection of existing native vegetation, development standards shall require that only the footprint of development and a ten (10) foot buffer will be cleared during the site preparation and construction stage. Areas of native vegetation must be "flagged" for protection from vehicles and machinery and the utmost due care

shall be taken to protect native vegetation growing on-site. Fuel management activity for wildfire mitigation, such as thinning and removal of understory and pruning of overstory limbs, shall be allowed as necessary to maintain a defensible space buffer.

3. BMPs: All development shall require best management practices as dictated by the principles and practices of the Florida Yards and Neighborhoods Program. Material on the Florida Yards and Neighborhoods Program shall be given to landowners/developers by the County prior to commencing any on-site activities. An annual Florida Yards and Neighborhoods Program Education Workshop shall be conducted by the County within this Sustainable Community to increase awareness of the potential groundwater impacts from landscape and turfgrass maintenance practices.

| (i) Parks, preserves, and open space shall be managed, where soils permit, for maintenance and creation of historic Wakulla Sand Hills habitat.

Formatted: Bullets and Numbering

| (i) The County shall address inter-county impacts attributable to this Sustainable Community along the Woodville Highway Corridor through participation in local coordinative programs and by developer mitigation.

Formatted: Bullets and Numbering

| (k) The County shall implement the following transportation measures associated with the development identified in Policy 1.2.9.1.b. Activities shall include, but are not limited to:

Formatted: Bullets and Numbering

1. Participation in the Leon County MPO and MPO Planning Process for development of a Long Range Transportation Plan (LRTP) to address issues within the Woodville Highway Corridor, including potential improvements and non-automotive transportation opportunities;
2. Coordination by June 30, 2005, with the MPO and FDOT to conduct an analysis of the Woodville Highway Corridor to determine what short-term and long-term improvements will be needed to maintain adopted level of service including consideration of development of additional inter-county links;
3. Revision of the Comprehensive Plan to include a revised projected future traffic circulation map and other revisions as applicable to ensure consistency with requirements in 9J-5.019(4) and (5), Fla. Admin. Code, and to implement Wakulla County's transportation concurrency management system;
4. Participation in the Transit/TDM Program as established by Transportation Policy 1.5.;
5. By June 30, 2005 Wakulla County shall develop an interlocal agreement with Leon County that addresses how the two counties will coordinate to study and resolve the anticipated transportation impacts on the Woodville Highway (SR 363 corridor) from the Sustainable Community Development as identified in Policy 1.2.9.1.b. and

- ~~6. As a condition of the unified Planned Unit Development, the Northeast Walulla County Sustainable Community shall provide fair share mitigation for roadway impacts in Leon County.~~

Future Land Use Policy 1.2.11

JANUARY 01, 2006

Policy 1.2.11: By June 30, 2005, the County shall prepare and complete a land use needs analysis including residential and non-residential land uses. The needs analysis shall be conducted using a professionally accepted methodology approved by the Department. All proposed amendments to the Future Land Use Map shall provide a land use needs analysis as data and analysis.

Transportation Policies 1.5 and 1.6

Policy 1.5: The County shall establish a Transit/Transportation Demand Management (TDM) program by June 30, 2005. The proposed Transit/TDM program shall, at a minimum consider the following:

1. Parking management provisions, including parking areas and preferential parking for vanpooling purposes;
2. Mandatory display of transit and current ridesharing information in all public gathering areas, in employment centers, and in commercial areas;
3. Work hour adjustments such as: compressed work weeks; staggered work hours involving a shift in the work hours of employees; and flexible work hours involving individually determined work hours within guidelines established by the employer;
4. Facilitation of increase in non-automotive transit services and implementation of a shuttle service;
5. Establishment of a program to help coordinate ride sharing, transit information and use, flex time, telecommuting, and traffic condition reporting;
6. County promotion of the use of non-automotive transit service through fare discounts as applicable;
7. Required consideration of dedicated easements and improved pathways for use by bicyclists and pedestrians in all development plans in the Sustainable Community land use category; and
8. Identification of methods to implement the Transit/TDM program.

The County shall submit a copy of the Transit/TDM program and each annual update to the MPO within 30 days of completion.

Attachment # 2
Page 18 of 18

Policy 1.6: By January 1, 2006, the County shall complete a transportation analysis and scheduling of appropriate short-term and long-term transportation improvements that address identified deficiencies in the Wakulla County roadway network. No additional Future Land Use Map amendments shall be adopted within the Woodville Highway Corridor (SR 363) within Wakulla County until the analysis and scheduling is complete.

Conservation Policy 5.7

Policy 5.7: By January 1, 2006, the County shall transmit an update to the Conservation Element that addresses enhancements to groundwater and sinkhole protection including but not limited to, the Wakulla Springs contribution area, high aquifer recharge areas, and karst areas.